



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 18-13 Activity Number: T18SA00326 Date Accepted: 7/24/18PROPERTY LOCATION INFORMATIONProperty Address: 1025 E 30th StProject Description: Addition of fellowship room, 2 ADA Bathrooms, & expansion of mezzanineZoning: R2 Property Size (sqft): 7,977Number of Existing Buildings: 1 Number of Stories: 2 Height: 22'-10 T.O. EXIST. RIDGELegal Description: MIRASOL LOTS 25 & 26 BLK 14Pima County Tax Parcel Number/s: 129-12-1500APPLICANT INFORMATION (The person processing the application and designated to receive notices):APPLICANT: Alex EnochADDRESS: 5701 E Rio Verde Vista Dr. Tucson AZ 85750PHONE: (520) 495-⁸⁷⁰⁷~~8~~ FAX: () EMAIL: alex@cadmandesigns.bizPROPERTY OWNER (If ownership in escrow, please note): Trinity Temple Church / Lonnie GoodsonADDRESS: Same as propertyPHONE: (520) 204-⁰⁵⁶⁶ FAX: () EMAIL: Lgood6500@aol.com


PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
☒ New addition to existing building
☐ Existing building needs permits
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
☐ New building on developed land
☐ Modification to wall/fence height
☐ Other _____

Related Permitted Activity Number(s): _____

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.


SIGNATURE OF OWNER/APPLICANT6-13-18
Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

Trinity Church is proposing to add 2 ada bathrooms as the current bathrooms are not ada. Next they wish to add a fellowship hall. last they propose to expand the existing mezzanine and convert mezzanine into office space. Existing facility is 2818 s.f. 1st floor, 356 s.f. mezzanine. The proposed addition will be 448 s.f. fellowship, 59 s.f. for each bathroom and 120 s.f. addition to mezzanine. Current lot zone is R2 and we wish to continue same zone. ~~the~~ Existing lot size is 7,977 s.f. Proposed use is religious. The requested variance for project is bringing in a existing non conforming use into compliance.

Case Number: C10- 18-13

Activity Number: T18SA00326



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

Variance Request 1

Per UDC TABLE 6.3-2.B Exception to R1 for religious use, minimum lot size is 20,000 S.F. Existing lot size is 7,977 S.F.

Request is to reduce minimum lot size to 7,977 S.F.

Variance Request 2

Per U.D.C. Article 6.4.5.C.1

Sidelyard setbacks are 10' or 2/3 bldg height. Proposed building height on east and west side is 18'-1" from

grade to top of fascia, requiring a 13.56' setback. For east side yard we are requesting a reduction from 13.56' to 11'-3" and for west side yard requesting a reduction from 13.56' to 10'-7"

Street front setback is 20'. we are requesting a reduction from 20' to 11'.

Street front is south.



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

See attached

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

See attached

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

See attached

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

See attached

Case Number: C10- 18-13

Activity Number: T185A00326



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

See attached

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

See attached

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

See attached

Case Number: C10- 18-13

Activity Number: TT8SA 00326



Alex Enoch
5701 E Rio Verde Vista Dr.
Tucson Az, 85750

DATE 6-13-18

Board of Adjustments – Required Findings

1. The religious use in R2 zone was approved long before U.D.C. came into effect before or in 1955. This is the special circumstance. The request to abide by the U.D.C. now will deprive said property of the privilege that many lots within 2 block radius already enjoy. Such as property 1020 E 31st or 2031 S Tyndall Av. Both are religious use and in R2 zone, and both on lots less then 20,000 s.f.
As for the setback request the current building sits even closer to existing sideyards and currently is even higher. So there will be no special circumstance once granted as it is already this way.
2. As stated in answer 1. The special circumstance we are dealing with is the fact that said property was approved as religious use in R2 zone on lot size less then 20,000 s.f. before or in 1955. I have a plot plan pulled from records showing Houston Chapel occupied building on said property as of 7-23-1955. Because of this we can see that site conditions of use on said property are not self-imposed or created by current owner. As for the setback request the existing building already sits closer and higher so we are just trying to line them up so therefore its not self imposed as the building is already sitting closer and higher.
3. We are requesting to reduce the required lot size to bring said lot into compliance as well as the setback into compliance
4. Due to the special circumstance of the lot size at 7,977 s.f. which is under the required 20,000 s.f. and the shape as well as topography and surrounding have already been established from some time and cannot reasonably be developed in conformity with provisions of the U.D.C.
The setbacks requested to match the height of rest of building would not allow us to build building in conformity.
5. Granting of this variance will not be detrimental to public welfare or injurious to other properties or improvements in the neighborhood in which said property is located because the building and its use has been in effect at least since 1955. Also this is a church so therefore helps the public.
Because we are not any closer or higher then the original building there is no change to any public welfare.
6. The proposed variance is for request to allow continue use of building to be religious use on lot smaller then 20,000 s.f.. The variance is for site restraints and therefore has no adverse effect on adequate air or light to adjacent properties. Additionally congestion or diminish of property values will not change any differently then it has since 1955 when use was originally granted.
The proposed fellowship addition is at the rear of the building and is setback further then the existing. So it will not impair any addition air or light from neighboring lots.
7. If said variance is granted this is the minimum needed to allow trinity church to continue its use on said lot. And be brought into compliance.

CDRC TRANSMITTAL

TO: Development Services Department
Plans Coordination Office

FROM: Steve Shields
Principal Planner

PROJECT: Trinity Temple Chapel
Development Package (1st Review)
DP18-0097

TRANSMITTAL DATE: May 10, 2018

DUE DATE: June 04, 2018

COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).

5/10/2018 STEVE SHIELDS ZONING REVIEW Reqs Change

Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is May 03, 2019.

2-06.3.0 FORMAT REQUIREMENTS

1. 2-06.3.6 - Provide the PDSD Development Package approval stamp in the lower right quadrant of all sheets. The required stamp can be found at <http://pdsd.tucsonaz.gov/pdsd/development-permits> under Development Package.

CONTENT REQUIREMENTS

2. 2-06.4.1 - Move the owner/developer, plans designer and architect information to the right half of the cover sheet per this standard.

3. 2-06.4.3 - Provide the development package case number, DP18-0097, adjacent to the title block on all sheets.

4. 2-06.4.3 - As a Design Development Options (DDO) is required for the project provide the DDO case number adjacent to the title block on all sheets.

5. 2-06.4.2.B - Label all streets that abut the subject property on the location map.

2-06.4.7 - General Notes

The following general notes are required. Additional notes specific to each plan are required where applicable.

2-06.4.7.A - Zoning and Land Use Notes

6. 2-06.4.7.A.2 - Per UDC TABLE 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS, R-2 Zone, Religious use the minimum lot size is 20,000 sq. ft. A Board of Adjustment for variance is required to reduce the lot size to 7,000 sq. ft.

7. 2-06.4.7.A.6.a - As a DDO is required for approval of this project provide a general note on the plan listing the DDO case number, date of approval, what was modified and if applicable any conditions of approval. Once the DDO is approved and all other review agencies have approved the DP the plans will need to be stamped by the DDO review section prior to DP approval by Zoning.

2-06.4.7.A.8 - For development package documents provide:

8. 2-06.4.7.A.8.b - Per UDC TABLE 6.3-2.B: EXCEPTIONS TO THE R-1, R-2, R-3, MH-1, & MH-2 DIMENSIONAL STANDARDS, R-2 Zone, Religious use the maximum lot coverage allowed is 60%. Provide a lot coverage calculation on the plan, see UDC Article 6.4.3. Once a lot coverage calculation is provided additional comments maybe forthcoming.

9. 2-06.4.7.A.8.c - Provide a building area expansion calculation on the plan that provides the percentage of expansion. Based on plans in records there was an addition done in 1986 that I'm guessing is the 106 that is listed on sheet 1. As expansion calculations are cumulative it appears that the 25% expansion has been exceeded.

2-06.4.8 - Existing Site Conditions

The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.

10. 2-06.4.8.C - Provide and dimensioned width of paving, curbs,

curb cuts, and sidewalks for the 30th Street right-of-way (ROW).

2-06.4.9 - Information on Proposed Development

The following information on the proposed project shall be shown on the drawing or added as notes.

11. 2-06.4.9.F - Provide the zoning classification for the property north of the alley.

12. 2-06.4.9.H.5.c - Show the location of the proposed short term bicycle parking on the plan.

13. 2-06.4.9.H.5.c - Provide a short-term bicycle parking space detail that demonstrates how the requirements of UDC Sections 7.4.9.B & C are met.

14. 2-06.4.9.H.5.c - Provide a long-term bicycle parking space detail that demonstrates how the requirements of UDC Sections 7.4.9.B.1 and 7.4.9.D are met.

15. 2-06.4.9.O - As building elevations have not been provided perimeter yard setbacks requirements cannot be verified. Street perimeter yard requirements per UDC Article 6.4.5.C.1 and the building height provide on the DP of 10'9" the required street perimeter yard setback is 20'-0", proposed street perimeter yard setback is 13'-11". Side perimeter yard setbacks, east and west, per TABLE 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES, R-2 Zone, Nonres Use to Res Zone, 10' or $\frac{3}{4}$ Height of the proposed exterior building wall. As the only height provided for the northern most addition is to ridge line, 21'-9". Base on the 21'-9" height the required perimeter yard setbacks to the east and west property lines is 16'-4". Until building elevations are provided the exact perimeter yard setback requirements cannot be verified, revised or additional comments maybe forth coming.

16. 2-06.4.9.R - Clearly demonstrate how the requirements of TSM 7-01.4.1.A is met for this site. This required sidewalk must also meet the requirements of the 2012 IBC Chapter 11 and the ICC A117.1-2009.

If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov

RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package



Planning & Development Services Department
201 N. Stone Avenue
PO Box 27210
Tucson, AZ 85726
(520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 8-3-2018

To:

City of Tucson
Planning & Development Services Department
Zoning Administration Division
PO Box 27210
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:

Alex EnuchPhone: 520 475-8907

Applicant's Address:

5701 E. Rio Verde Vista Dr.

To submit a Board of Adjustment variance application on my behalf,

The subject property located at:	<u>1025 E 30th</u>
Assessor's Parcel Number:	<u>129-12-1500</u>
Printed Name of Owner of Record:	<u>Lennie Goodson</u>
Address of Owner of Record:	<u>P.O. Box 27401</u>
Phone Number of Owner of Record:	<u>520-204-0566</u>
Signature of Owner of Record: (must be original signature)	<u>Lennie Goodson 8/3/18</u>

Case Number: C10-

Activity Number: _____

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 1025 E 30th st
Project Address

I, Alex Enoch, certify that on 7-3-18, mailed notice of
Name *date notices mailed*

the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on the attached mailing label list.

Signature:  Date: 7-19-18

Attachments: Copy of mailing label list and receipt from post office



Alex Enoch
5701 E Rio Verde Vista Dr.
Tucson Az, 85750

To: Nearby Property Owners and Registered Neighborhood Association Leadership

From: Alex Enoch Cadman Designs on behalf of Trinity Temple CME Church

Date: 7-3-18

Re: Proposed Board of Adjustments variance to the Trinity Temple CME Church for its lot size and Side yard setbacks

The purpose of this mailing is to notify you of an informational meeting that we've scheduled to allow you and your neighbors to learn more about a proposed request to allow Trinity Church to continue operation on same lot as it has for past 20 plus years. As well as allow them to add 2 new ADA bathrooms. The meeting will take place as follows:

Date: Saturday, July 15th, 2018

Time: 1:30 PM to 2:30 PM

Location Trinity Temple CME Church (1025 E 30th St.) (Use the vacant dirt lot located across from church on south side of 30th street for parking)

You are receiving this invitation because the City of Tucson has identified you as property owner or a neighborhood association officer near the subject property of this plan variance request. The property in question is Trinity Temple Church. The owners intend to add 2 new ADA compliant restrooms and a fellowship hall to the existing building. In order to add said additions, Trinity church must bring the existing non-conforming site into compliance. The first issue we have is per City of Tucson zoning codes. Any religious facility in a R2 zone must be on a lot no smaller then then 20,000 s.f.. However, Trinity Temple Church is on a 7,977 s.f lot. So therefore, does not meet said minimum requirement. The variance we are requesting is to allow a lot size reduction of the minimum 20,000 s.f. to 7,977 s.f. . Next issue we have is building setbacks. Building setback is the area adjacent to the property line, that City of Tucson has designated as the area not to be built in. The seatback measurement is defined by either 10' or $\frac{3}{4}$ the building height facing that property line, whichever is greater. Because the fellowship hall addition is being built with a building height on sides of 18'-1". The required side yard setback is 13.53' (13'-6 1/2") However the east side of building will sit 11'-3" from property line but still 10" further away from property line then existing building sits. The west side is proposed to be built at 10'-7" again still sitting 10" further away from property line then existing building. So the second variance we are requesting is to modify east side setback from the required 13'-6 1/2" to 11'-3" and the west side setback from 13'-6 1/2" to 10'-7".

Part of the approval process to obtain approvals for said reductions is to notify you and your neighbors of the proposed variance we are requesting and making sure you do not have any objections or concerns if the variance were to be granted.

In the meeting we will discuss our proposed plan, the variance process, its requirements and answer any questions you may have.

All adjacent property owners and neighborhood associations may submit written comments to the director of City's Planning & Development Service Department (PDSD) prior to any future public hearings. You may also attend any public hearing to deliver your comment in person. You will receive separate notices directly from the city for any future public hearings. If you would like to speak personally with someone at the city on this matter, please feel free to contact Mark Castro Directly at 520-837-4979

Thank you for your time and I look forward to seeing you at the July 15th neighborhood meeting. If you have any questions before the meeting, you can reach me at 520-495-8907 or alex@cadmandesigns.biz.

Thank you
Alex Enoch

Cadman Designs

Alex Enoch
5701 E Rio Verde Vista Dr. Tucson Az, 85750

DATE 7-15-18

Neighborhood Meeting

Sign-in Sheet
Trinity Temple CME Church Board of Adjustments Request
1025 E 30th St.

Name	Address, Zip Code	Phone	Email Address
Leanne Goodson	PO Box 3508 Tucson, AZ 85740	520-204-0546	leannedgoodson@aol.com
Naomua Rivera	314 E Calle Puente Azul 85029	602-889-4019	naomua@mac.com
Wanda J. Scott-Broussard	4708 E. 13 th St. Tucson 85711	520-269-7431	WandaJScott@aol.net
Teri Harmon	1034 E. Mud Spring Canyon Az	520-406-2187	harmoni77@qmail.com
ASO H Williams	1034 E. Mud Spring Canyon	331-2385	asoh@msn.com
Sharon Williams	2727 N. DRACKE PL 85713	520-882-8685	85728
Janice Carroll	1821 36 85713		
Myraie Dohy	2118 HANCOCK Vt	623-5556	85773
Jane Larrick	2737 N. DRACKE PL 85713	520-393-8445	85705
Marion Harmon	1034 E. Mud Spring Canyon Ln	520-301-1745	gracelandme71@gmail.com
Leanne Balasz	750 W Nevada 85706	704-3916	
Lee Diane Swell	P.O. Box 12701	811-721-7420	clonias01@msn.com
Sharon Grigsby	5050 E. 5 th St. Apt 4-8	520-409-8630	grigsbysharon92@gmail.com
	2299 N. Silverbell 85746		
Steve & Kim Dudley	P.O. Box 89440 Tucson 85740	520-899-9086	stevenkimdudley@gmail.com
Kenn Groman	1620 N. Wilmet 85712	801-528-8533	kenn@groman.com
Alex Valen Cadman	Designs 501 E. Rio Verde Vista	520-495-8907	alex@cadmandesigns.com

Alex Enoch
5701 E Rio Verde Vista Dr. Tucson Az, 85750

Neighborhood Meeting

Sign-in Sheet
Trinity Temple CME Church Board of Adjustments Request
1025 E 30th St.

[illegible]



Alex Enoch
5701 E Rio Verde Vista Dr Tucson Az, 85750

Neighborhood Meeting Minutes

Trinity Temple CME Church
1025 E 30th St.

DATE 7-19-18

Meeting was success. Meeting was held on the 15th of July at 1:30pm at the Trinity temple Church In their Sanctuary.

1:40 pm. Commencement of meeting. Total turn out was 21 people. The church started with having their choir sing 2 songs.

1:50 pm Pastor Amanda Goodson, explained the churches vision. She played a short video. In this video was more on the church and its vision.

1:55 pm Lonnie Goodson a church board member came up to talk. He started off by speaking of the proposed new additions (the bathrooms and the fellowship hall) and the reason the church needs them. Stating they currently have restrooms but are not ADA. The new ones will be ADA and that they have a dining room but no place for there fellowship to gather when they have their meetings. He touched on the reason we are having the neighborhood meeting. Which is to get approval from city to allow the additions.

2:00 pm Alex Enoch was brought up to discuss in further detail. Alex started off by thanking everyone for attending. He recapped on the reason we were having the meeting stating per Zoning code a religious use is allowed to be in a residential use as a exception only if the land is 20,000 s.f. or bigger which we do not meet so there fore requires a Board of Adjustments variance. Then he explained the definition of setbacks and how each setback is designated. Then explained how the new fellowship does not meet these setbacks. So again requires a Board of Adjustments variance. Alex describe the overall process of Board of Adjustments and explain that neighborhood meeting is the first step into the process to allow the community and all who received a letter in the mail to address their concerns.. Alex explained how the church was built in 1956 and back then did not have a minimum lot size for religious in residential. So up to this point we have been a non-conforming use. Now because we are adding on we are required to bring the building into conforming use by having the Board of adjustments approval. He also explained that even though we are requesting a reduction in the setbacks we are not imposing any further then the existing building. Alex explained where we are at with actual building permit process. And how the Board of Adjustments approval is the last stage on building permit approvals. Alex then ask if anyone had any questions.

2:18 a representative of the church asked the contractor present at meeting if he had plans for how they will build the back addition with still allowing access for space inside.

2:19 Kevin the Contractor explained they will; build a faux wall for time being once wall has been blown out

2:20 Lonnie asked Alex if he has had any calls on the letter that went out.

2:21 Alex stated no not a peep. And then explained the process if one is to have objections what that means for the church. He stated that even though one denies, the person denying must have legitimate reason and that the board of adjustment people will look into the reason they are denying.

2:23 Lonnie then asked Valerie Enoch if she has anything to add on to the whole process.

2:24 Valerie informed everyone she is the one who is running the plans and dealing with the city guys to get the necessary approvals. And that it has been along process. But now we are close.

2:25 Lonnie thank everyone for coming and asked that we do a prayer



Alex Enoch
5701 E Rio Verde Vista Dr.
Tucson Az, 85750

To: Nearby Property Owners and Registered Neighborhood Association Leadership

From: Alex Enoch Cadman Designs on behalf of Trinity Temple CME Church

Date: 8-3-18

Re: Proposed Board of Adjustments variance to the Trinity Temple CME Church for its lot size and Side yard setbacks

Last month you received a letter in regards to our project for 1025 E 30th st. In the letter we described our project, which was to request variance approval's for reduction in east and west setbacks (east reduction from 13.56' to 11'-3 and west reduction from 13.56' to 10'-7") and lot reduction to reduce minimum lot size for religious use in residential zone from required 20,000 s.f. lot to 7,977 s.f.

Upon further review of the application by city staff, it was noted that a additional variance would be needed for the streetfront setback (south setback 30th st).

This letter is to notify you of the additional variance that is needed and that you may contact us if you have any further questions or concerns

Per the city of Tucson U.D.C. (Unified Development Code) the minimum setback for street facing setback in R1 zone is 20'-0". We are requesting a reduction of the required 20'-0" to 11'-0". This will allow us to stay aligned with previous approved entry addition which already sits at 11'-0".

If you have any questions and/or concerns, feel free to contact me at (520) 495-8907 or by email alex@cadmandesigns.biz.

A formal application for the variances has been submitted to the City of Tucson Planning & development Services Department. You will receive an official notice from city as to the date, time and place of the Board of adjustments public hearing in which you may attend and speak at it if so desired, as well as a comment form that you may fill out regarding our project.

Thank you
Alex Enoch

Parcel Number: 129-12-1500

Property Address

Street Number	Street Direction	Street Name	Location
1025	E	30TH ST	Tucson

Contact Information

Property Owner Information:

TRINITY TEMPLE CME CHURCH
PO BOX 27401
TUCSON AZ

85726-7401

Property Description:

MIRASOL LOTS 25 & 26 BLK 14

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$124,615	\$124,615	\$22,431
2019	COMMERCIAL (1)	18.0	\$132,532	\$130,846	\$23,552

Property Information

Township:	14.0	Section:	19	Range:	14.0E
Map & Plat:	5/53	Block:	014	Tract:	
Rule B District:	3	Land Measure:	1.00S	Lot:	00025
Census Tract:	2200	File Id:	1	Group Code:	
Use Code:	1040 (MISC COMMERCIAL)			Date of Last Change:	7/16/2013

Valuation Area

District Supervisor: RAMON VALADEZ District No: 2

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
100	7	ST_SOUTHPARK	08016601	16

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20131020757	0	0	4/12/2013	DEED
0	487	469	1/1/1753	
0	10163	908	11/3/1995	

Commercial Characteristics

Property Appraiser: Donald Burton Phone: (520) 724-7426

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	2,722	\$117,532	\$0	\$0

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1956	903/3	\$315,947	\$117,532	CHURCH

Notes (2)

Created: 4/10/2017 2019N - No change to Use Code at 1040. No change to Land/Imp class at 1/0. CCS to change from 2756sf to 2722sf
Modified: 4/10/2017 per remeasure. APEX and updated BookMap photos.

Created: 6/15/2007 IMPS CONVERTED TO CCS FOR 2009. NC 4DUC, RATIOS OR CLASS. APEXED. SPECS AND DIMS EST.
Modified: 6/15/2007

BLOCK 10

DETAIL 3

SEE DETAIL 2

BLOCK 11

FORMERLY
SANTA RITA AVE.

1/4 SEC CLIP
MAKING BY PMP

80

SILVERLAKE ROAD

FREMONT AVE.

ASSESSED IN
GRAND VIEW
M&P 02039_01
129-13-014A

PARK AVENUE

ALLEY BLOCK 14

ALLEY BLOCK 13

35

35 ALLEY BLOCK 7

100' 43' 50' 100' BLOCK B 14A 256

140°	146°	147°	148C	148S	150°	151°	152°	153C	FORMER FREMONT AVE 6729 0635	153D	154°	155°	156°	157°	158°	159°	160°	161°	162°	163°	164°	165°	166°	167°	168°	169°	170°	171°	172°	173°	174°	175°	176°	177°	178°	179°	180°
251	225	237	235	225	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235
171	178	192	201	222	232	242	252	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55
136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173

SANTA RITA AVENUE

MOUNTAIN AVENUE

ASSESSSED IN
T14S, R14E, S19
129-07-006U

UNSUBDIVIDED

GRANDVIEW ADDITION
BOOK 02 PAGE 39 M&P

BLOCK E

BLOCK 20

THIRTY-FIRST STREET
SEE DETAIL 4
BLOCK 19

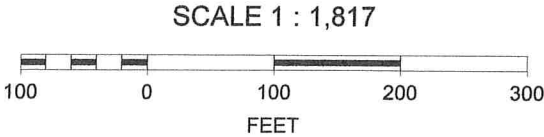
BLOCK 18

FORMERLY
SANTA RITA AVE.

FLEET

FLEET

Pima County





PLANNING & DEVELOPMENT
201 N. Stone Avenue, 1st Floor Tuc
Phone: 791-5550 Fax: 791-

City of Tucson
CITY OF TUCSON
Collections Section
791 4583
Water Inquiries 791 3242
Permit Inquiries 791 5550
Customer Receipt

RECEIPT

ACTIVITY #: T18SA00326

FEES

Title: C10-18-13 Trinity Temple Chapel Additions
Date: 07/27/2018

Address: 1025 E 30TH ST TUC

Legal: MIRASOL LOTS 25 & 26 BLK 14 - 05053

Square Footage: 6970
Composition Type: LUCAPPS
Activity Description:

Applicant: ALEX ENOCH
5701 E RIO VERDE VISTA DR
TUCSON AZ 85750
520-495-8907

Reference Number: 2018207027-14
Date/Time: 07/27/2018 9:30:32 AM

Planning Fees
C 2018207027-14-1
Permit #: T18SA00326
Board of Adjustment 1@ \$660.00
Legal Ads 1@ \$275.00
Technology-Archive Fee 1@ \$16.50
Total: \$951.50

1 ITEM TOTAL: \$951.50

TOTAL: \$951.50

Con: Check \$951.00
Check Nbr: 9035
Cash \$1.00
Total Received: \$952.00
Change Due: \$0.50



PAID BY:

Development Services Station 6
Thank you! Have a nice day.

Type	Method	Description
Payment	Check	9035

Notation: B/A Variance *ASA*

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-10	PLAN - LEGAL ADS	275.00
001-174-8602-25	PLAN - TECH / ARCHIVE	16.50
001-174-8602-50	PLAN - BD OF ADJUSTMENT	660.00

Issued by: MCASTRO2

TOTAL: 951.50

APA BALANCE: